

# **Preliminary For Review**

## **MINUTES**

### **STATE BUILDING COMMISSION MEETING**

**SEPTEMBER 13, 2007**

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:18 a.m.	Department of Safety	Commissioner Dave Mitchell
11:19 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:20 a.m.	Military Department	Colonel Robert Johnson
11:21 a.m.	Department of Correction	Commissioner George Little
11:25 a.m.	University of Tennessee	Dr. John Petersen
11:26 a.m.	Tennessee Board of Regents	Vice Chancellor David Gregory
11:44 a.m.	Department of Finance and Administration	
12:04 a.m.	State Building Commission	

#### **STATE BUILDING COMMISSION MEMBERS PRESENT**

Jimmy Naifeh, Speaker of the House of Representatives  
Ron Ramsey, Lieutenant Governor  
Dave Goetz, Commissioner, Department of Finance and Administration  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

#### **STATE BUILDING COMMISSION MEMBERS ABSENT**

Governor Phil Bredesen  
John G. Morgan, Comptroller of the Treasury

#### **OTHERS PRESENT**

Mike Fitts, State Architect	George Brummett, Finance & Administration
Georgia Martin, State Architect's Office	John Carr, Finance and Administration
Alan Robertson, Assistant State Architect	Penny Stafford, Finance & Administration
Charles Garrett, Real Property Administration	Bob Adams, Tennessee Board of Regents
Dave Thurman, Legislative Budget Office	Doyle Stafford, Buchart-Horn
Mark Wood, Secretary of State's Office	Nathan Burton, Treasury
Janie Porter, Attorney General's Office	Claire Drowota, SOCC
Jerry Preston, Tennessee Board of Regents	Daryl Brady, Community Tectonics
Diane Uhler, Tennessee Board of Regents	Ernest Burgess, Rutherford County
Dennis Raffield, THEC	Gary Clardy, Rutherford County Schools
Nancy Blevins, Finance and Administration	Harry Gill, Rutherford County Schools
Pat Haas, Bond Finance	Rick Wise, Rutherford County Schools

Paule Degges, Department of Transportation  
Jurgen Bailey, Real Property Administration  
Nick DePalma, Real Property Administration  
Bill Finney, Real Property Administration  
Greta Dajani, Dept of Safety  
Mike Boshers, Dept of Safety  
Tom Robinson, Department of Correction  
Greg Steck, Real Property Administration  
Anne Martin, Real Property Administration  
Bill Blankenship, Blankenship & Partners  
George Criss, University of Tennessee  
Gary Rogers, University of Tennessee  
Alvin Payne, University of Tennessee  
Charles Peccolo, University of Tennessee  
John Cothorn, Middle Tennessee State University

Holly Salmons, JPGR  
Jeanne Sugg, State Library & Archives  
Mark Cherpack, Dept of Finance and Administration  
Kristen Tope, URS  
Meredith Haddock, State Library & Archives  
Brooks Crowell, State Library & Archives  
Don Miller, Thomas Miller & Partners  
Kem Hinton, Tuck Hinton Architects  
Will Jenner, Tuck Hinton Architects  
Paula Harris, Barge Waggoner Sumner Cannon  
Amy Abbott, State Audit  
Jane Pinkston, State Library & Archives  
Marie Stringer, Dept of Environment and Conservation  
Jim Fyke, Dept of Environment and Conservation

Speaker Naifeh called the meeting to order at 11:17 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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**DEPARTMENT OF SAFETY**

11:18 a.m.

Commissioner Dave Mitchell requested action on the following matter.

**DRIVERS LICENSE TESTING STATION, WHITEHAVEN, TENNESSEE**

- 1) Approved a request for a revision in scope and estimated project cost from \$4,500,000.00 to \$3,398,000.00 (\$1,102,000.00 decrease) and approval to allocate funding for **Driver's License Testing Station** for Whitehaven, Shelby County, Tennessee.

Revised Estimated Project Cost:      **\$3,398,000.00**  
*SBC Project No.*                      *502/019-01-2006*

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DEPARTMENT OF TRANSPORTATION

11:19 a.m.

Commissioner Gerald Nicely requested action on the following matter.

TDOT QUARTERLY STATUS REPORT

- 1) Commissioner Nicely presented the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002". The Commission thanked the Commissioner and acknowledged receipt of the report.

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**MILITARY DEPARTMENT**

11:20 a.m.

Colonel Robert Johnson requested action on the following matters.

**GRUBBS-KYLE TRAINING SITE, SMYRNA, TENNESSEE**

- 1) Approved a request to cancel the following federally-funded projects at Grubbs-Kyle Training Site, Smyrna, due to transformation and master plan changes:
  - A. **Building 501 Rehab**  
Estimated Project Cost: \$650,000.00  
SBC Project No. 361/079-08-2002
  - B. **Building 600 Renovation**  
Estimated Project Cost: \$250,000.00  
SBC Project No. 361/079-01-2003
  - C. **Building 600 Reroof**  
Estimated Project Cost: \$95,000.00  
SBC Project No. 361/079-01-2005
  - D. **Utility Support**  
Estimated Project Cost: \$300,000.00  
SBC Project No. 361/079-04-2005

**TULLAHOMA TRAINING SITE, TULLAHOMA, TENNESSEE**

- 1) Approved a request to cancel the following federally-funded project at Tullahoma Training Site, Tullahoma, due to transformation and master plan changes:
  - A. **40-Bed Barracks**  
Estimated Project Cost: \$270,000.00  
SBC Project No. 361/093-02-2003

**DISCUSSION OF BIDS**

- 1) **Houston Barracks - Nashville**  
(State Area Command Hdqtrs, Ph. 2B)  
SBC Project No. 361/067-02-1999  
Bid date: 9/4/07  
SBC Action: Project to be rescope and rebid; no action required

**DEPARTMENT OF CORRECTION**

11:20 a.m.

Commissioner George Little requested action on the following matters.

**SOUTHEAST TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, PIKEVILLE, TENNESSEE**

- 1) Commissioner Little presented a request for approval to issue a RFQ for Design Services for the revised scope, and approval to close the current designer agreement with the current joint venture on a project for **Southeast Tennessee State Regional Correctional Facility** in Bledsoe County, Tennessee. Treasurer Sims asked if the SOCC had endorsed this request, and Commissioner Little responded that they had received favorable comments from them. Treasurer Sims made a motion to approve the request based on that understanding. Secretary of State Darnell asked if they had to report back to the SOCC. Commissioner Little replied that they would, and Secretary of State Darnell asked that that be part of the motion. After discussion, the Commission approved the request as presented with the understandings accompanying the motion.

Estimated Project Cost:                      \$144,000,000.00  
Estimated Planning & Utility Cost:        \$ 20,000,000.00  
*SBC Project No.                      142/013-02-2004*

**MARK LUTTRELL CORRECTIONAL CENTER, MEMPHIS, TENNESSEE**

- 1) Approved a request for a revision in scope of a project for **Air Condition Housing Units** to abandon the existing hydronic heating system and add a new forced air heating to the inmate housing units at Mark Luttrell Correctional Center, Memphis, Tennessee.

Estimated Project Cost:                      \$4,350,000.00  
*SBC Project No.                      140/005-01-2006*

- 2) Commissioner Little brought up from the floor a request to approve using the Direct Order Contract for emergency repairs of the fire alarm system on a project for **Air Condition Housing Units** at Mark Luttrell Correctional Center, Memphis, Tennessee. Treasurer Sims stated that, since the situation was an emergency and that the Direct Order Contract was appropriate for fire and life safety issues, he made a motion to approve. The request was then approved without objection.

Estimated Project Cost:                      \$4,350,000.00  
*SBC Project No.                      140/005-01-2006*

**UNIVERSITY OF TENNESSEE**

11:25 a.m.

Dr. John Petersen requested action on the following matters.

**LINE ITEM APPROPRIATIONS**

- 1) Approved the following projects, acknowledgment of the source of funding, and selection of designers, as required, to design and supervise the projects.
  - A. **UNIVERSITY OF TENNESSEE**
    - 1) **Research Laboratory Building**  
Estimated Project Cost: \$30,000,000.00  
*SBC Project No.* 540/009-27-2007  
Designer: MICHAEL BRADY / CH 2M HILL/LOCKWOOD GREENE, A JOINT VENTURE
  - B. **UNIVERSITY OF TENNESSEE AT CHATTANOOGA**
    - 1) **Barr Building Improvements**  
Estimated Project Cost: \$ 225,000.00  
*SBC Project No.* 540/005-04-2007
    - 2) **New Library Building**  
Estimated Project Cost: \$48,000,000.00  
*SBC Project No.* 540/005-05-2007  
Designer: DERTHICK HENLEY WILKERSON / ARTECH DESIGN GROUP, A JOINT VENTURE
  - C. **UNIVERSITY OF TENNESSEE, KNOXVILLE**
    - 1) **Music Center**  
Estimated Project Cost: \$40,000,000.00  
*SBC Project No.* 540/009-28-2007  
Designer: BARBER MCMURRY / BLANKENSHIP & PARTNERS, A JOINT VENTURE
    - 2) **Residence Hall**  
Estimated Project Cost: \$41,500,000.00  
*SBC Project No.* 540/009-29-2007  
Designer: COPE ASSOCIATES / WEEKS AMBROSE MCDONALD, A JOINT VENTURE
  - D. **UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS**
    - 1) **910 Madison Building Renovation**  
Estimated Project Cost: \$ 1,000,000.00  
*SBC Project No.* 540/013-06-2007

**E. UNIVERSITY OF TENNESSEE AT MARTIN**

- 1) **Football Field Improvements**  
Estimated Project Cost: \$ 860,000.00  
*SBC Project No. 540/011-04-2007*  
Designer: TLM ASSOCIATES
- 2) **Ag Arena Improvements**  
Estimated Project Cost: \$ 150,000.00  
*SBC Project No. 540/011-05-2007*

**OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$11,600,000.00 to \$14,600,000.00 (\$3,000,000.00 increase) and approval to use federal government contracts for procurement of moveable equipment, as appropriate, for the **Joint Institute for Biological Sciences**, at the Oak Ridge National Laboratory, Oak Ridge, Tennessee.

**Revised Estimated Project Cost: \$14,600,000.00**  
*SBC Project No. 529/094-01-2004*

**UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$17,000,000.00 to \$19,750,000.00 (\$2,750,000.00 increase) for **Thompson-Boling Arena Renovations** at the University of Tennessee at Knoxville, Tennessee.

**Revised Estimated Project Cost: \$19,750,000.00**  
*SBC Project No. 540/009-22-2005*

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$24,800,000.00 to \$24,950,000.00 (\$150,000.00 increase) for **Brehm/McLeod Renovation** at the University of Tennessee, Institute of Agriculture, Knoxville, Tennessee.

**Revised Estimated Project Cost: \$24,950,000.00**  
*SBC Project No. 540/009-15-2006*

**UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$11,000,000.00 to \$12,500,000.00 (\$1,500,000.00 increase) of a project for **Eye Institute** at the University of Tennessee Health Science Center, Memphis, Tennessee.

Revised Estimated Project Cost:       **\$12,500,000.00**  
*SBC Project No.*                    *540/013-02-2001*

**DISCUSSION OF BIDS**

- 1)     **University of Tennessee HSC**  
      (College of Pharmacy Building)  
      SBC No. 540/013-03-2004  
      Bid Date: August 30, 2007  
      SBC Action: Referred to the Subcommittee, with authority to act

TENNESSEE BOARD OF REGENTS

11:26 a.m.

Vice Chancellor David Gregory requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a request to change the plumbing subcontractor on a project for **Student Recreation Center New Construction** at Austin Peay State University in Clarksville, Tennessee.  

**Estimated Project Cost:** \$12,525,000.00  
**SBC Project No.** 166/003-01-2003
  
- 2) Approved a request to cancel a project for **Memorial Health Pool Repairs** at Austin Peay State University in Clarksville, Tennessee  

**Estimated Project Cost:** \$ 1,230,000.00  
**SBC Project No.** 166/003-04-2005
  
- 3) Approved a request for a revision in scope, estimated project cost, and funding from \$1,320,000.00 to \$2,513,532.38 (\$1,193,532.38 increase) and acknowledgment of source of funding of the project for **Armory Demolition and Memorial Health Renovation** at Austin Peay State University in Clarksville, Tennessee.  

**Revised Estimated Project Cost:** \$2,513,532.38  
**SBC Project No.** 166/003-02-2004

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Vice Chancellor Gregory presented a request for approval of a revision in scope and estimated project cost from \$45,000,000.00 to \$78,000,000.00 (\$33,000,000.00 increase) and a revision in funding from \$300,000.00 to \$78,000,000.00 (\$77,700,000.00 increase), acknowledgment of source of funding, approval to include Commissioning, and approval to issue a Request for Proposals for a Construction Manager/General Contractor of the project for **New Student Union and Rutledge Hall Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee.  

Treasurer Sims commented that this had been presented to the Subcommittee and they had become satisfied that the cost adjustment was due to a need to satisfy the true programmatic needs, which had been underestimated. Mr. Gregory confirmed that, as they got into the scope, they found that they had drastically under-estimated the project. After discussion the Commission approved the request without objection.

**Revised Estimated Project Cost:** \$78,000,000.00  
**SBC Project No.** 166/009-05-2005

2) Vice Chancellor David Gregory presented a request for approval of a revision in funding from \$2,640,000.00 to \$4,640,000.00 (\$2,000,000.00 increase) and, acknowledgment of source of funding of Phase One for **Pittard Campus School Renovations** at Middle Tennessee State University in Murfreesboro, Tennessee. He stated that the building was built in 1928 by the State and operated by the County School Board. He said this request is the Board's commitment to the school, and that it doesn't go beyond that. He added that the \$1 million from MTSU was contingent upon:

- The County School Board receiving \$1 million in private donations for capital improvements and maintenance;
- Formalizing the agreement for Match Funds with amendments to the existing contracts;
- The County Board's agreement to complete the projects outlined in the Donation Agreement in a timely manner; and
- The County being responsible for all ADA, Fire, and Life Safety issues, and all other legal requirements.

Mr. Gregory said that MTSU is committed to the unique education program offered at the Campus School, and that was the reason they were making the request for approval. He then introduced President McFee and the Rutherford County delegation.

Treasurer Sims said he understands that this is an important program to Rutherford County and that this contributes to the mission of Middle Tennessee State University, and he respects President McFee's judgment in the matter. Otherwise, he said, he would not consider the request to put \$1 million of capital maintenance into the project. He said he would like to ask if there was an understanding that the State was fulfilling all of its capital maintenance obligations with this approval, and if it turned out more monies were needed, the State would not be asked for additional monies. Director Harry Gill and Mayor Burgess were recognized and assured the Commission that they would not be back asking the State for more monies.

Speaker Naifeh asked when they were going to stop giving money to local schools. He said he hoped he never had to see this kind of request again. Mr. Gregory confirmed that this was not a good precedence. Treasurer Sims said he would recommend that this request be referred to the Subcommittee with authority to act. He said their goal was to insure that they arrived at the right agreement that memorializes this discussion. Secretary of State Darnell said that he didn't feel as hesitant as Speaker Naifeh since it is MTSU's building, He said he was concerned about the future, and asked if all were prepared to fund the school to keep it operating and functioning. After discussion, the Commission referred the request to the Subcommittee, with authority to act.

Estimated Project Cost:  
SBC Project No. 166/009-12-2006

\$2,640,000.00

- 3) Approved a project and acknowledgment of source of funding for **Tennessee Livestock Center Updates** at Middle Tennessee State University in Murfreesboro, Tennessee, and the selection of Hinson Miller Kickrillo to design and supervise the project.

Estimated Project Cost: \$150,000.00  
SBC Project No. 166/009-05-2007

- 4) Approved a request to fully plan a project and acknowledgment of source of funding for **Middle Tennessee Conference Center Renovation** at Middle Tennessee State University in Murfreesboro, Tennessee, and the selection of Adkisson Harrison Associates to design and supervise the project.

Estimated Project Cost: \$1,000,000.00  
SBC Project No. 166/009-06-2007

- 5) Approved a project, acknowledgment of source of funding, approval to include Commissioning, and approval to issue a Request for Proposals for a Construction Manager/General Contractor of the project for **Corlew and Cummings Hall Housing Renovation** at Middle Tennessee State University in Murfreesboro, Tennessee, and the selection of Johnson Johnson Crabtree / Gould Turner Group, a joint venture, to design and supervise the project.

Estimated Project Cost: \$27,010,000.00  
SBC Project No. 166/009-08-2007

### Tennessee State University, Nashville, Tennessee

- 1) At the Board's request, the Commission referred to the Subcommittee, with authority to act, a request for approval of a project and acknowledgment of source of funding for **Lawson Hall and CARP Roof Replacements** at Tennessee State University in Nashville, Tennessee, and selection of a designer to design and supervise the project.

Estimated Project Cost: \$200,000.00  
SBC Project No. 166/001-04-2007

### Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost, and funding from \$1,632,200.00 to \$2,318,000.00 (a \$685,800.00 increase) and acknowledgment of source of funding of the project for **Housing Fire Safety Upgrades** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost \$2,318,000.00  
SBC Project No. 166/011-06-2006

### University of Memphis, Memphis, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost, and funding from \$3,850,000.00 to \$4,250,000.00 (a \$400,000.00 increase) and acknowledgment of source of funding for **Carpenter Student Housing Addition** at the University of Memphis in Memphis, Tennessee.  
Revised Estimated Project Cost: \$ 4,250,000.00  
SBC Project No. 166/007-01-2002

### Volunteer State Community College, Gallatin

- 1) Approved a request for a revision in estimated project cost and funding from \$7,500,000.00 to \$9,000,000.00 (a \$1,500,000.00 increase) and acknowledgment of source of funding of the project for **Tornado Damage Remediation** at Volunteer State Community College in Gallatin, Tennessee.  
Revised Estimated Project Cost: \$9,000,000.00  
SBC Project No. 166/025-01-2006

### Discussion of Bids

- 1) TTC @ Whiteville, Whiteville  
(Building Roof Replacement)  
SBC Project No. 166/090-01-2006  
Bid date: 09-05-2007  
SBC Action: No action required
- 2) East Tennessee State University, Johnson City  
(Softball Field Development)  
SBC Project No. 166/005-08-2006  
Bid date: 09-05-2007  
SBC Action: Referred to Subcommittee with authority to act
- 3) Southwest Tennessee Community College, Memphis  
(Union Campus Entranceways Improvements)  
SBC Project No. 166/033-07-2005  
Bid date: 09-05-2007  
SBC Action: No action required

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:44 a.m.

ANDREW JOHNSON TOWER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Server Room Upgrade** at Andrew Johnson Tower, Nashville, and the selection of Kline Swinney to design and supervise the project.

Estimated Project Cost: \$550,000.00  
SBC Project No. 529/078-01-2007

NORTH NASHVILLE DEVELOPMENT

- 1) Approved a project and acknowledgment of the source of funding for **Demolition of Buildings** in North Nashville as part of the Bicentennial Mall Urban Master Plan, and the selection of Gobbell Hays Partners to design and supervise the project.

Estimated Project Cost: \$2,000,000.00  
SBC Project No. 529/060-01-2007

STATEWIDE

- 1) Approved the selection of International Commissioning Engineers (ICE) for **Statewide Commissioning Services** based on the best-evaluated proposer as a result of the RFP process.

Estimated Project Cost: \$60,000.00  
SBC Project No. 529/000-18-2006

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$475,000.00 to \$535,000.00 (\$60,000.00 increase) of a project for **Departmental Consultants** to include the selection of Nashville Office Interiors to assist Real Property Administration with Interior Design Services from October 1, 2007 through September 30, 2008.

Revised Estimated Project Cost: \$535,000.00  
SBC Project No. 529/000-02-2007

#### NORTH CUMBERLAND CONSERVATION PLAN

- 1) Referred to the Subcommittee, with authority to act, a request regarding the State and The Nature Conservancy working with Lyme Timber and Conservation Forestry, LLC to permanently conserve more than 124,000 acres through the purchase of fee simple, working forest easements and timber rights on properties located in Morgan, Scott, Campbell and Anderson Counties.

#### FACILITIES REVOLVING FUND

- 1) Approved the **Facilities Revolving Fund** rate changes as recommended by the Executive Subcommittee at its meeting held on August 20, 2007.

#### NATIONAL CIVIL RIGHTS MUSEUM, MEMPHIS, TENNESSEE

- 1) The Commission acknowledged Representative Barbara Cooper as being present. State Architect Mike Fitts gave a brief report regarding the status of the lease with the National Civil Rights Museum Foundation in Memphis, Tennessee. Treasurer Sims said there is ongoing dialogue with the SBC, Legislative Black Caucus, and NCRM Board and they feel it would be in everyone's best interest to extend the lease to December to allow time to work out all the details. He said there is a lot of attention being paid to this issue, and he would like to refer the matter to the Subcommittee, with authority to act. After discussion, the SBC referred the matter to the Subcommittee, with authority to act, with the understanding the full Commission would be kept fully informed.

*SBC Project No. 529/000-16-1998*

#### NEW LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in planning funding and acknowledgment of the source of funding from \$1,491,350.00 to \$2,100,000.00 (\$608,650.00 increase) and approval of the revised conceptual design for the **New Library and Archives Building**, Nashville, Tennessee. He introduced Kem Hinton and Don Miller of the design, Tuck-Hinton Architects / Thomas-Miller & Parnters, who made the presentation. After general discussion, the request was approved as presented.

Estimated Project Cost: \$76,000,000.00

Revised Estimated Planning Cost: \$ 2,100,000.00

*SBC Project No. 529/043-01-2005*

**FOSTER AVENUE OFFICE COMPLEX, NASHVILLE, TENNESSEE**

- 1) Mr. Fitts brought up from the floor a request for approval of a project and acknowledgment of the source of funding for **Cooper Hall Interior Renovation** at Foster Avenue Office Complex, Nashville, with work to be accomplished under the Direct Order Contract. When asked if this was time sensitive, Assistant Commissioner Garrett responded "yes", and that most of this was for furniture. Treasurer Sims said it was his understanding that the Direct Order Contract was really designed more for emergencies, but based on Mr. Garrett's explanation, he moved to approve. He stated that he needed to more fully understand the purpose of the DOC and Mr. Garrett responded that they would provide an explanation. The Commission approved the project without objection.

Estimated Project Cost:	<b>\$400,000.00</b>
SBC Project No.	529/021-01-2007

**DISCUSSION OF BIDS**

- 1) **Tennessee School for the Deaf – Knoxville**  
(Cottage HVAC Replacement)  
SBC Project No. 168/007-04-2005  
Bid date: 9/12/07  
SBC Action: Referred to Subcommittee, with authority to act

**STATE BUILDING COMMISSION**

**MINUTES OF MEETING OF STATE BUILDING COMMISSION**

- 1) Approved the Minutes of the State Building Commission meeting held on August 16, 2007.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT**

- 1) **Ellington Agricultural Center**  
(Porter Building Roof Replacement)  
Change Order No. 3  
Change Order Amount: \$22,627.00  
Change Order Percent: 18.28  
Cumulative Percent 35.95  
SBC Project No. 100/000-01-2005
- 2) **Mark Luttrell Correctional Center**  
(Reroof Various Buildings)  
Change Order No. 3  
Change Order Amount: \$69,887.16  
Change Order Percent: 6.72  
Cumulative Percent 12.51  
SBC Project No. 140/005-01-2005
- 3) **Readiness Center – Knoxville**  
(Bldg 300 Exterior Renovations)  
Change Order No. 2  
Change Order Amount: \$6,580.00  
Change Order Percent: 7.94  
Cumulative Percent 26.8  
SBC Project No. 361/000-06-2004
- 4) **Readiness Center – Morristown**  
(Reroof)  
Change Order No. 1  
Change Order Amount: \$18,455.00  
Change Order Percent: 17.34  
Cumulative Percent 17.34  
SBC Project No. 361/000-01-2005

- 5) **Readiness Center – Knoxville**  
(Metal Bldg Systems Update)  
Change Order No. 1  
Change Order Amount: \$49,917.27  
Change Order Percent: 23.64  
Cumulative Percent 23.64  
SBC Project No. 361/047-01-2006
- 6) **Middle Tennessee State University**  
(Sewer and Steam Systems Manhole Updates)  
Change Order No. 1  
Change Order Amount: \$79,768.00  
Change Order Percent: 19.98  
Cumulative Percent 19.98  
SBC Project No. 166/009-02-2005
- 7) **Middle Tennessee State University**  
(Chilled Water Line Replacement)  
Change Order No. 1  
Change Order Amount: \$120,065.58  
Change Order Percent: 18.69  
Cumulative Percent 18.69  
SBC Project No. 166/009-03-2006
- 8) **Volunteer State Community College**  
(Tornado Damage Remediation)  
Change Order No. 10  
Change Order Amount: \$70,932.01  
Change Order Percent: 2.91  
Cumulative Percent 12.90  
SBC Project No. 166/025-01-2006
- 9) **Volunteer State Community College**  
(Tornado Damage Remediation)  
Change Order No. 11  
Change Order Amount: \$26,647.72  
Change Order Percent: 2.56  
Cumulative Percent 15.73  
SBC Project No. 166/025-01-2006
- 10) **University of Tennessee Chattanooga**  
(Elevator and Fire Protection Systems Upgrade)  
Change Order No. 1  
Change Order Amount: \$52,224.00  
Change Order Percent: 14.5  
Cumulative Percent 14.5  
SBC Project No. 540/005-03-2004

- 11) **University of Tennessee Knoxville**  
(Neyland Stadium Improvements, Ph. 1)  
Change Order No. 10  
Change Order Amount: \$85,305.00  
Change Order Percent: 0.42  
Cumulative Percent 11.4  
SBC Project No. 540/009-02-2005
- 12) **University of Tennessee Knoxville**  
(Thompson-Boling Arena Improvements)  
Change Order No. 5  
Change Order Amount: \$790,702.00  
Change Order Percent: 6.8  
Cumulative Percent 11.2  
SBC Project No. 540/009-22-2005
- 13) **University of Tennessee Knoxville**  
(Plant Science Building Improvements)  
Change Order No. 3  
Change Order Amount: \$45,994.00  
Change Order Percent: 5.9  
Cumulative Percent 15.6  
SBC Project No. 540/009-15-2004
- 14) **University of Tennessee Knoxville**  
(Soccer Stadium Improvements)  
Change Order No. 5  
Change Order Amount: \$58,332.00  
Change Order Percent: 1.0  
Cumulative Percent 10.8  
SBC Project No. 540/009-04-2005
- 15) **University of Tennessee Knoxville**  
(Business Incubator Building)  
Change Order No. 4  
Change Order Amount: \$21,375.00  
Change Order Percent: 1.0  
Cumulative Percent 13.7  
SBC Project No. 540/009-18-2004
- 16) **University of Tennessee Knoxville**  
(Law School Improvements)  
Change Order No. 2  
Change Order Amount: \$21,816.85  
Change Order Percent: 22.2  
Cumulative Percent 25.1  
SBC Project No. 540/009-17-2005

- 17) **University of Tennessee Knoxville**  
(Softball Stadium)  
Change Order No. 4  
Change Order Amount: \$174,572.13  
Change Order Percent: 2.8  
Cumulative Percent 20.0  
SBC Project No. 540/009-15-2005
- 18) **University of Tennessee Martin**  
(Field House HVAC Improvements)  
Change Order No. 3  
Change Order Amount: \$23,466.15  
Change Order Percent: 1.8  
Cumulative Percent 12.5  
SBC Project No. 540/011-04-2005
- 19) **University of Tennessee Health Science Center**  
(Madison Avenue Building Improvements)  
Change Order No. 2  
Change Order Amount: \$66,278.00  
Change Order Percent: 13.0  
Cumulative Percent 17.0  
SBC Project No. 540/013-01-2006

#### **EXECUTIVE SUB-COMMITTEE REPORT**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on July 23, 2007.

#### **DESIGNER SELECTION LIST**

- 1) Approved the following designer selections as recommended. Treasurer Sims said he wanted to note that they generally try to keep designer selections within a region. He said that they had a special request from Commissioner Davis of the Department of General Services to use west Tennessee firms for middle and east Tennessee projects. He said that Commissioner Davis had expressed that they really wanted to use these particular firms. Treasurer Sims commented that, as an out of region project, there may be travel expenses included that would not have been originally budgeted in the project. He said that the Commissioner had told him that, if these extra costs placed the project in jeopardy, that she would be back with a remedy.

- 1) **University of Tennessee**  
(Research Laboratory Building)  
Estimated Project Cost: \$30,000,000.00  
SBC Project No. 540/009-27-2007  
Designer: **MICHAEL BRADY / CH 2M HILL /  
LOCKWOOD GREENE, A JOINT  
VENTURE**
- 2) **University of Tennessee Chattanooga**  
(New Library Building)  
Estimated Project Cost: \$48,000,000.00  
SBC Project No. 540/005-05-2007  
Designer: **DERTHICK HENLEY WILKERSON  
/ ARTECH DESIGN GROUP, A  
JOINT VENTURE**
- 3) **University of Tennessee Knoxville**  
(Music Center)  
Estimated Project Cost: \$40,000,000.00  
SBC Project No. 540/009-28-2007  
Designer: **BARBER MCMURRY /  
BLANKENSHIP & PARTNERS, A  
JOINT VENTURE**
- 4) **University of Tennessee Knoxville**  
(Residence Hall)  
Estimated Project Cost: \$41,500,000.00  
SBC Project No. 540/009-29-2007  
Designer: **COPE ASSOCIATES / WEEKS  
AMBROSE MCDONALD, A JOINT  
VENTURE**
- 5) **University of Tennessee Martin**  
(Football Field Improvements)  
Estimated Project Cost: \$860,000.00  
SBC Project No. 540/011-04-2007  
Designer: **TLM ASSOCIATES**
- 6) **University of Tennessee Knoxville**  
(Delta Gamma Sorority)  
Estimated Project Cost: \$3,000,000.00  
SBC Project No. 540/009-19-2007  
Designer: **ALCORN ASSOCIATES**
- 7) **University of Tennessee Knoxville**  
(Phi Mu Sorority)  
Estimated Project Cost: \$3,000,000.00  
SBC Project No. 540/009-19-2007  
Designer: **STUDIO FOUR DESIGN**
- 8) **Andrew Johnson Tower - Nashville**  
(Server Room Upgrade)  
Estimated Project Cost: \$550,000.00  
SBC Project No. 529/078-01-2007  
Designer: **KLINE SWINNEY**
- 9) **North Nashville Development**  
(Demolition of Buildings)  
Estimated Project Cost: \$2,000,000.00  
SBC Project No. 529/060-01-2007  
Designer: **GOBBELL HAYS PARTNERS**
- 10) **Statewide**  
(Commissioning Services)  
Estimated Project Cost: \$60,000.00  
SBC Project No. 529/000-18-2006  
Designer: **INTERNATIONAL  
COMMISSIONING ENGINEERS**
- 11) **Real Property Administration**  
(Interior Design Consultant)  
Estimated Project Cost: \$60,000.00  
SBC Project No. 529/000-02-2007  
Designer: **NASHVILLE OFFICE INTERIORS**
- 12) **Middle Tennessee State University**  
(Tennessee Livestock Center Updates)  
Estimated Project Cost: \$150,000.00  
SBC Project No. 166/009-05-2007  
Designer: **HINSON MILLER KICKIRILLO**
- 13) **Middle Tennessee State University**  
(Middle Tenn Conference Center Renovation)  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 166/009-06-2007  
Designer: **ADKISSON HARRISON ASSOC**
- 14) **Middle Tennessee State University**  
(Corlew and Cummings Hall Housing Renovation)  
Estimated Project Cost: \$27,010,000.00  
SBC Project No. 166/009-08-2007  
Designer: **JOHNSON JOHNSON CRABTREE  
/ GOULD TURNER GROUP, A  
JOINT VENTURE**

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| <p>15) <b>Drivers License Testing Station – Nashville</b><br/>(Express Building)<br/>Estimated Project Cost: \$260,000.00<br/>SBC Project No. 502/027-01-2007<br/>Designer: <b>THE LARKIN GROUP</b></p> <p>16) <b>East TN Regional Health Facility</b><br/>(HVAC Upgrade)<br/>Estimated Project Cost: \$175,000.00<br/>SBC Project No. 408/001-01-2007<br/>Designer: <b>DUNNING-MARTIN ENGINEERING</b></p> <p>17) <b>Library &amp; Archives Building</b><br/>(HVAC System Upgrade)<br/>Estimated Project Cost: \$298,000.00<br/>SBC Project No. 529/043-01-2007<br/>Designer: <b>BRANHAM &amp; LLOYD, LLC</b></p> <p>18) <b>William R. Snodgrass Tennessee Tower</b><br/>(Air Handler Replacement)<br/>Estimated Project Cost: \$600,000.00<br/>SBC Project No. 529/079-03-2007<br/>Designer: <b>I.C. THOMASSON ASSOCIATES</b></p> <p>19) <b>South Central Regional Health Facility</b><br/>(HVAC Upgrades)<br/>Estimated Project Cost: \$238,000.00<br/>SBC Project No. 408/003-01-2007<br/>Designer: <b>DUNNING-MARTIN ENGINEERING</b></p> | <p>20) <b>Ellington Agricultural Center</b><br/>(HVAC Upgrade – Porter Lab)<br/>Estimated Project Cost: \$781,000.00<br/>SBC Project No. 100/000-01-2007<br/>Designer: <b>SSOE, INC.</b></p> <p>21) <b>Ellington Agricultural Center</b><br/>(Window Replacement – Moss Bldg &amp; Library)<br/>Estimated Project Cost: \$235,000.00<br/>SBC Project No. 100/000-02-2007<br/>Designer: <b>FOWLKES &amp; ASSOCIATES</b></p> <p>22) <b>Dept of Mental Health</b><br/>(East TN Consultant)<br/>Estimated Project Cost: \$25,000.00<br/>SBC Project No. 344/000-03-2007<br/>Designer: <b>Change designer from “GUAY &amp; ASSOCIATES” to “COCKRILL DESIGN &amp; PLANNING”</b></p> <p>23) <b>Alvin C. York Institute</b><br/>(Campus Utilization Plan)<br/>Estimated Project Cost: \$275,000.00<br/>SBC Project No. 168/001-02-2007<br/>Designer: <b>Change designer from “ROBERT FRENCH, ARCHITECT” to “UPLAND DESIGN GROUP”</b></p> |
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There being no further business, the meeting adjourned at 12:05 p.m.

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration